

# Apartment

Pula, Istria



<b>Ref</b>	RE-U-24788
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	76 sqm
<b>No. of bedrooms</b>	3

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## Pula, Istria



**No. of bathrooms**

2

**Price**

€ 269 010

Luxury smart home duplex apartment of cca. 77 sq.m.in the center of Pula!

In the center of the city, in an attractive location, we offer about 20 luxury smart home apartments with a size of 50-130m<sup>2</sup>.

On the first and second floor there is a three-room apartment consisting of 2 corridors, bathroom, toilet, 2 bedrooms (7.45 m<sup>2</sup>, 11.74 m<sup>2</sup>), kitchen with dining room and living room (28 m<sup>2</sup>) and two loggias. each on one floor (6.5 m<sup>2</sup>, 6.5 m<sup>2</sup>), total area 76, 86 m<sup>2</sup>. On the lower floor there are living rooms with a toilet and a loggia, while on the upper floor there are bedrooms with a bathroom and a loggia.

The parking space is purchased separately, the price of the outdoor PM is €15,000, while the covered PM is €20,000. Access for the disabled is also planned.

Equipment of the apartment: The floors of the rooms, living room and dining room are covered with first-class oak parquet of modern appearance, dimensions 1800-2200 x 140-180 x 14 mm. The floors of the kitchen, toilet, bathroom and entrance hall are covered with class I ceramic tiles of large dimensions 90 x 90 and 60 x 120 and 120 x 120 cm, and the loggia with anti-slip ceramic tiles. The complete sanitary equipment is of high quality from the renowned manufacturer Grohe - walk-in shower with ceramic tiles of larger dimensions and under-plastered faucets for a shower tub with a rose and a shower set. - sink mounted on a slab with a mixer tap. - built-in cistern with designer button. The heating is underfloor gas with Vaillant brand boilers. All rooms in the apartments are equipped with inverter air conditioning units with remote and "WIFI" control in each room.

All apartments will be equipped with a built-in central vacuum cleaner System Air Wally System "smart home" with a central multifunctional Tablet that includes an intercom installation with a camera and voice control of the application functions in the Croatian language:

1. Light control
2. Smart wake-up system
3. Programming of air conditioning and heating system
4. CO and smoke sensor
5. Security sensors for anti-burglary protection
6. Video intercom
7. Sensors for electricity consumption, etc.

Exterior joinery is aluminum glazed iso 3 -layered LOW-e glass 4.45 cm filled with argon with electric blinds and built-in mosquito nets.

The possibility of remote control of blinds via the BeeHive SG app.

The entrance door is anti-burglary with additional sound insulation and double self-lowering seals that reduce the air permeability of the door.

The interior joinery will be made of smooth doors with infill.

Energy class A.

Estimated completion 12/2023.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Modern

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Price per m<sup>2</sup>:  
3.540 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.863 €

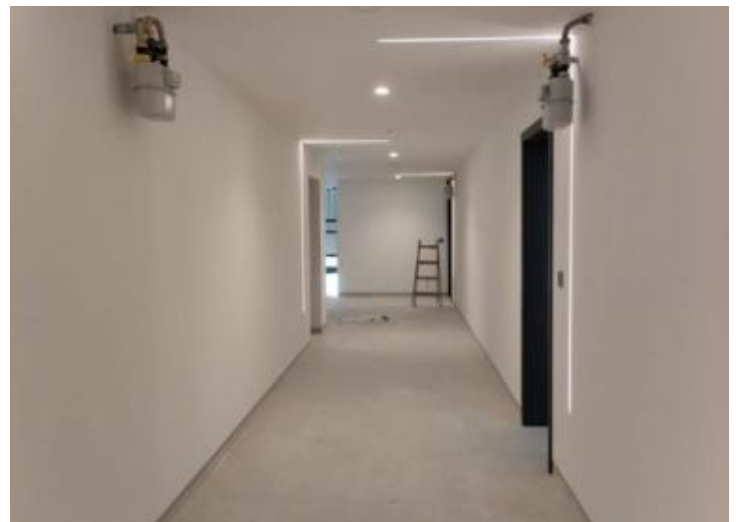
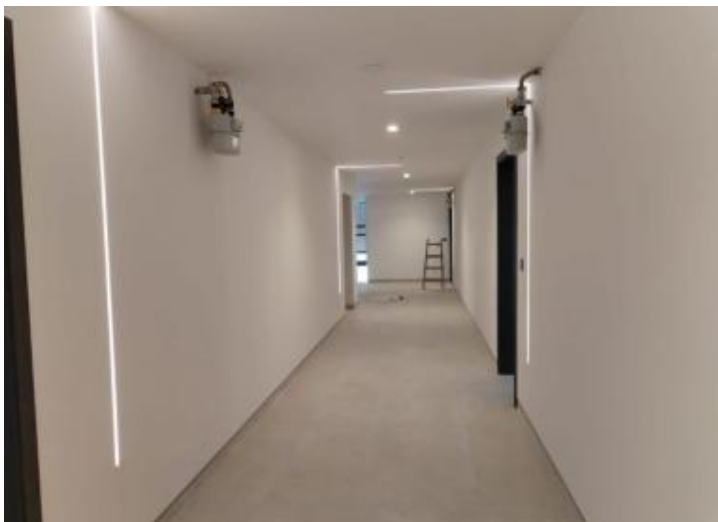
Median price/m<sup>2</sup> of this type  
in this region:  
3.839 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

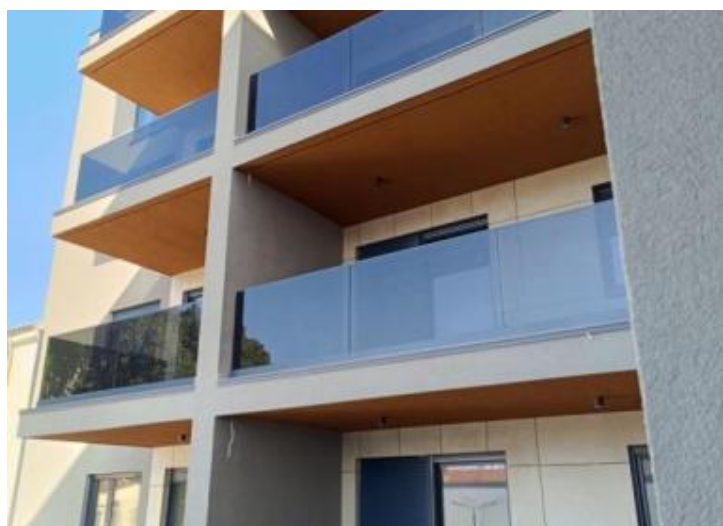
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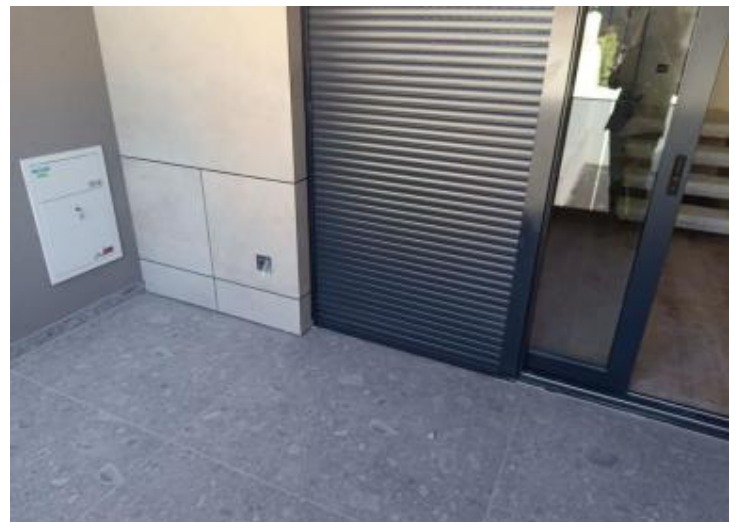
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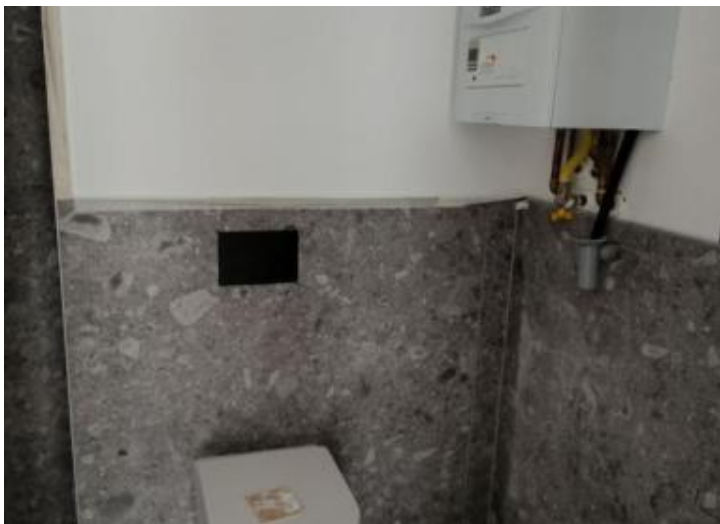
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